



CONDOR ENVIRONMENTAL PLANNING SERVICES, INC.

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Proposal to Prepare Big Sur Coastal Trail Master Plan



Presented to:

State Coastal Conservancy
1330 Broadway, Suite 1300
Oakland, CA 94612
Attn: Trish Chapman

May 30, 2007

Item	Tasks	Sub-Tasks	Personnel	Hours	Rate	Total
1	Establish Goals and Objectives for the Master Plan	Prepare for and convene two project initiation meetings-one with steering committee and one with the public and facilitate discussion of draft goals and objectives	Principal Planner	10.00	\$110.00	\$1,100.00
			Big Sur Specialist	10.00	\$100.00	\$1,000.00
			Planner	8.00	\$80.00	\$640.00
			Facilitator - Planner	10.00	\$100.00	\$1,000.00
			Co-Facilitator	8.00	\$80.00	\$640.00
2	Prepare Existing Conditions Report	Conduct background research and interviews	Principal Planner	25.00	\$110.00	\$2,750.00
			Facilitator - Planner	30.00	\$100.00	\$3,000.00
			Planner	30.00	\$80.00	\$2,400.00
			Planner	30.00	\$80.00	\$2,400.00
		Data Collection (limited)*	GIS Specialist	40.00	\$100.00	\$4,000.00
		Compile information in geodatabase	GIS Specialist	90.00	\$100.00	\$9,000.00
			Principal Planner	50.00	\$110.00	\$5,500.00
			Big Sur Specialist	8.00	\$100.00	\$800.00
			Planner	30.00	\$110.00	\$3,300.00
			GIS Specialist	60.00	\$100.00	\$6,000.00
			Facilitator - Planner	20.00	\$100.00	\$2,000.00
3	Develop Design Criteria	Review BSCT goals and objectives, applicable policies, agency standards, and community concerns	Principal Planner	10.00	\$110.00	\$1,100.00
			Facilitator - Planner	10.00	\$100.00	\$1,000.00
			Planner	15.00	\$80.00	\$1,200.00
		Prepare draft set of design criteria	Principal Planner	30.00	\$110.00	\$3,300.00
			Planner	15.00	\$80.00	\$1,200.00
		Prepare final set of design criteria	Facilitator - Planner	10.00	\$100.00	\$1,000.00
			Principal Planner	8.00	\$110.00	\$880.00
			Planner	15.00	\$80.00	\$1,200.00
4	Prepare Opportunities and Constraints Analysis	Prepare draft set of Opportunities and Constraints	Facilitator - Planner	7.00	\$100.00	\$700.00
			Principal Planner	40.00	\$110.00	\$4,400.00
		Prepare final set of Opportunities and Constraints	Planner	20.00	\$80.00	\$1,600.00
			Principal Planner	25.00	\$110.00	\$2,750.00
		Maps and Graphics	Planner	15.00	\$80.00	\$1,200.00
5	Define Proposed Trail Alignment(s)	Define short-term and long-term trail alignments, create or compile maps that illustrate areas of interest, public access, recommendations, support facilities, etc.	GIS Specialist	70.00	\$100.00	\$7,000.00
			Principal Planner	28.00	\$110.00	\$3,080.00
			Big Sur Specialist	4.00	\$100.00	\$400.00
			Planner	30.00	\$80.00	\$2,400.00
6	Prepare a Preliminary BSCT Master Plan	Consolidate the products of tasks 1-5 to develop a preliminary BSCT master plan to be made available electronically	GIS Specialist	90.00	\$100.00	\$9,000.00
			Principal Planner	60.00	\$110.00	\$6,600.00
			Planner	25.00	\$80.00	\$2,000.00

Item	Tasks	Sub-Tasks	Personnel	Hours	Rate	Total
7	Prepare Action Plan	Identify priority projects to be accomplished within next ten years for each segment, feasibility of implementation, evaluate timeframe, produce location maps, describe expected level of use, and provide rough cost estimates, etc.	Principal Planner	27.00	\$110.00	\$2,970.00
			Planner	25.00	\$80.00	\$2,000.00
			Senior Ecologist	12.00	\$100.00	\$1,200.00
			Facilitator - Planner	8.00	\$100.00	\$800.00
			Planner	25.00	\$80.00	\$2,000.00
		GIS Specialist	75.00	\$100.00	\$7,500.00	
		Propose possible solutions to trail segments with engineering constraints	Engineer	20.00	\$110.00	\$2,200.00
8	Prepare Master Plan	Prepare Draft Master Plan	Principal Planner	50.00	\$110.00	\$5,500.00
			Big Sur Specialist	6.00	\$100.00	\$600.00
			Planner	25.00	\$80.00	\$2,000.00
			Facilitator - Planner	20.00	\$100.00	\$2,000.00
9	Facilitate Steering Committee and Public Involvement	Prepare materials for Steering Committee and Public Meetings	Facilitator - Planner	25.00	\$100.00	\$2,500.00
		Develop interested parties list(s)	Facilitator - Planner	25.00	\$100.00	\$2,500.00
		Publicize public meetings	Facilitator - Planner	25.00	\$100.00	\$2,500.00
		Facilitate steering committee and public meetings**	Principal Planner	32.00	\$110.00	\$3,520.00
			Big Sur Specialist	20.00	\$100.00	\$2,000.00
			Facilitator - Planner	32.00	\$100.00	\$3,200.00
			Co-Facilitator	16.00	\$80.00	\$1,280.00
		Compile written comments and Committee comments	Principal Planner	5.00	\$110.00	\$550.00
			Facilitator - Planner	15.00	\$100.00	\$1,500.00
10	Project Management	Communication with Conservancy	Principal Planner	40.00	\$110.00	\$4,400.00
		Monthly progress reports	Principal Planner	25.00	\$110.00	\$2,750.00
			Facilitator - Planner	6.00	\$100.00	\$600.00
					Subtotal	\$153,610.00
Item	Tasks	Sub-Tasks	Personnel	Hours	Rate	Total
NA	Condor Travel	Travel to and From Steering Committee and Public Meetings (approximately 8 trips (4 trips for planner) x 6 hours roundtrip) ***	Principal Planner	48.00	\$75.00	\$3,600.00
	Planner		24.00	\$40.00	\$960.00	
	Condor Travel	Site visits necessary to complete tasks 2-8 (3 trips (2 trips for planner) x 6 hours travel time) budgeted)	Principal Planner	18.00	\$75.00	\$1,350.00
			Planner	12.00	\$40.00	\$480.00
NA	Big Sur Specialist Travel	Travel to and From Steering Committee and Public Meetings (approximately 7 trips x 2 hours round trip)***	Big Sur Specialist	14.00	\$75.00	\$1,050.00
	Big Sur Specialist Travel	Site visits necessary to complete tasks 2-8 (3 trips budgeted)	Big Sur Specialist	6.00	\$75.00	\$450.00
NA	Facilitators Travel	Travel to and From Steering Committee and Public Meetings (approximately 8 trips (6 trips for co-facilitator) x 4 hours round trip)***	Facilitator - Planner	32.00	\$70.00	\$2,240.00
			Co-Facilitator	24.00	\$70.00	\$1,680.00
					Subtotal	\$11,810.00

TOTAL NOT TO EXCEED	\$165,420.00
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* If more time is needed for data collection, Condor will bill per hour based on approval from the Conservancy. If less time is needed, the funds will be reallocated to another task.

** Condor will attempt to hold some steering committee meetings and public meetings on the same day to reduce the number of trips and travel time to and from Big Sur (Condor estimates 8 trips will be necessary to facilitate 10 meetings total).

*** Travel time from Santa Barbara to Big Sur is approximately 3 hours. From Monterey, 1 hour. From San Luis Obispo, 2 hours (Condor offers a reduced rate for travel time)

<u>Key Personnel</u>	<u>Total Hours</u>
Principal Planner	531.00
Big Sur Specialist	68.00
Facilitator	275.00
Co-Facilitator	48.00
Planner	344.00
GIS Specialist	425.00
Engineer	20.00

	Group	Meeting Type	Detail	# of Trips
Item 1	Steering Committee	Project Initiation Meeting	review and revise draft goals and objectives identify available data for existing conditions report	1
	Public	Project initiation meeting	review and revise draft goals and objectives provide overview of planning process and structure scoping of public concerns	1
Item 9	Steering Committee	Design Criteria		1
	Steering Committee	Opportunities and Constraints Analysis		1
	Steering Committee	Draft Alignments		1
	Public			
	Steering Committee	Final alignments and draft action plan		1
	Public	Draft Master Plan		
		Additional Meeting 1		1
		Additional Meeting 2		1
		Total		8

Total	Group	# of Meetings
	Steering Committee	5
	Public	3
	Additional Meetings	2
	Total	10

Schedule	
Start work	Jul-07
Complete Preliminary Master Plan	Jun-08
Complete Final Master Plan	Sep-08

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Completed Copies of Certification of Consultant (Exhibit 6)

Nonlobbying Certification (Exhibit 8)

Lobbying Disclosure Form (Exhibit 9)

Selected GIS Examples

Detailed Budget (*attached*)



Big Sur Hiking Trail Photo by Sara Kocher (2007)





Brazil Ranch Photo by Sara Kocher (2007)



I. Point of Contact

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II. Introduction

Condor Environmental Planning Services, Inc. (Condor) is an ideal candidate to develop a Master Plan for the Coastal Trail through the Big Sur region. Condor successfully completed a very similar project, called: the Gaviota Coastal Trail Planning Study in Santa Barbara County. The objective of that study was to determine the locations of several feasible options for the 14.5-mile segment of the California Coastal Trail on the Gaviota coast. Like the Big Sur coast, the Gaviota Coast is highly constrained by topography, Environmentally Sensitive Habitat, significant segments of private land ownership, and a narrow coastal shelf on which to locate the trail. Condor prepared the planning study, including performing an environmental constraints analysis, policy consistency analysis, planning and siting the trail including detailed descriptions of multiple trail segments, GIS and detailed mapping, engineering solutions for problem areas, and cost estimates.

More recently, Condor completed an Alternative Access Study for California State Parks that is also similar in scope to the planned Big Sur Coastal Trail Master Plan. The study for State Parks included a determination of the feasibility, environmental impacts, engineering, and cost of six alternative corridors for a new road to the beach through sensitive habitat and archaeological areas. Condor was successful at producing a very high quality planning document in the face of public controversy regarding the routes. Elihu Gevirtz was the Principal Planner and Project Manager for both projects, and spent ten years in county government working as a planner on controversial issues including biological resource protection, agricultural land conservation, trail planning studies, land acquisition, and transportation funding. His work included working closely with the public with widely divergent perspectives regarding resources, private property, and the role of government.

Our team includes Sara Kocher and Daniel Levi who specialize in working with diverse groups of people and facilitating the planning process where a lot of controversy exists. Their experience includes a recent community planning effort to identify a route for the California Coastal Trail through San Luis Obispo County. Their talents will help us to be inclusive of the community, non-profits, and agency participants. Our team also includes Nicole "Nikki" Nedeff who has had a long and distinguished career including two years working for the Big Sur Land Trust on land conservation efforts. Her presence on our team will help gain the trust and confidence of the citizens on the Big Sur coast,



as she is already a known and trusted professional in the community. Our engineer, Mario Alarcon brings many years of experience as a licensed Civil Engineer to help solve some of the most challenging segments of the coastal trail on the Big Sur coast.

Condor is pleased to offer professional services to the State Coastal Conservancy prepare a Master Plan for the Coastal Trail on the Big Sur coast.

- Assess the existing conditions
- Analyze opportunities and constraints
- Develop design criteria
- Develop draft trail alignment
- Develop an implementation plan
- Work with the Coastal Conservancy, a steering committee, and the public to finalize a Big Sur Coastal Trail Master Plan

III. Project Approach

Throughout the project, Condor will seek to accomplish the Coastal Conservancy's objectives and goal of planning for the establishment of the coastal trail on the Big Sur coast. We will work directly with the Conservancy's Project Manager, communicating often, seeking to resolve problems and issues quickly and with respect to all those involved. Our approach is to be thorough in our background research, thorough in our listening to the community, forthright in our communication with our client and others, and we will be flexible, punctual, and dependable. We will be able to work with the Conservancy to shift priorities and budgeted work tasks to be responsive to changes in the project as they come up.

We will represent the Conservancy in a highly professional manner, mindful and respectful of the concerns of private property owners, trail advocates, business owners, environmentalists, representatives from other agencies, and other stakeholders. We will be scientific yet compassionate, and we won't shy away from controversy. We will deliver a plan that recommends a route (and route segments) that is based on what we believe to be the best and most feasible route, period.

IV. Scope of Work

Condor will accomplish the following tasks as outlined in the RFP:

Task 1: Establish Goals and Objectives for the Master Plan

Condor will initiate two meetings, one with the steering committee and one with the public through which Condor will facilitate discussion of the goals and objectives. We suggest these be discussed in one or more community meetings to foster communication and participation. These goals and objectives will be approved by the Steering Committee and finalized by the Coastal Conservancy.



Task 2: Prepare Existing Conditions Report

Condor will conduct detailed background research to enable all relevant information to be incorporated into the existing conditions report. Condor understands that much of this information has already been compiled for the Coast Highway Management Plan or will be made available through public agencies; therefore, Condor assumes that only very limited data collection is required in the field. No biological, geologic, or archaeological surveys will be performed. In our experience with other planning studies of this nature, we have found that data collection from multiple sources can envelope a very large amount of time. Condor assumes that the number of hours allocated to this task will be sufficient. If it turns out that this is not the case, Condor will convene a conference with the Conservancy to discuss whether to allocate additional hours to data collection and research (shifting hours from another task), or whether to stop at the originally agreed number of hours.

Condor assumes that the Conservancy will provide direction at the project kick-off meeting as to the specific types of GIS projection, metadata, and organizational structure for that data to be incorporated into the geodatabase that the Conservancy desires. These standards must be established at the very beginning of the project to avoid additional costs later in the project.

Task 3: Develop Design Criteria

A draft set of design criteria will be developed which incorporates the Big Sur Coastal Trail (BSCT) goals and objectives, "Principals for Designing the Coastal Trail", protection policies of the Coastal Act, policies from the Big Sur Land Use Plan and the adopted Local Coastal Program for Monterey County, San Luis Obispo Coastal Policies Plan, agency standards (DPR, USFS, Caltrans, etc.), and community concerns.

Task 4: Prepare Opportunities and Constraints Analysis

Condor will prepare a written summary of opportunities and constraints. Factors that have a geographic element will be added to the geodatabase. The design criteria will be incorporated into the opportunities summary and address existing features or infrastructure that could be incorporated into the BSCT on a short and long-term basis to enhance the trail user's experience. The analysis will identify specific constraints such as, water and canyon crossings, sensitive habitat, hazardous areas, cultural sites (to be kept confidential), and engineering challenges. It will also include opportunities such as existing trails, bridges, public lands, etc.

Task 5: Define Proposed Trail Alignment(s)

Condor will work closely with the Conservancy and the Steering Committee to define short-term and long-term trail alignments. This may include vertical segments to the beach, acknowledging that relatively short day-hikes are part of the coastal trail experience. Condor will propose safe and aesthetically pleasing (to the extent possible) trail alignments that maximize multi public use. The goal will be to achieve an alignment or set of alignments that allow the trail experiences to be away from the highway as much as possible. It is expected that some proposed trails will include parallel strands where feasible to serve different kinds of users (e.g. hikers and equestrians separate from bicyclists). A series of maps will be created to illustrate areas



of interest, public access, and temporary and potential future alignments for each segment. The maps will be accompanied by text summaries describing the opportunities and constraints of each segment.

Given the complexity of the trail(s), the level of detail anticipated for the description and analysis of each segment and the limited budget, we advise that the segments be divided by natural features rather than by each mile. Recommended segments would be divided by features such as two significant canyons or two State or National Parks. These written descriptions of the proposed alignments will incorporate recommendations for addressing expected constraints, and analysis of support facilities that would be needed including parking, restrooms, bike racks, etc. We would like the opportunity to discuss the value of preparing the policy consistency analysis for each segment. We are quite proficient and experienced with performing this task, and would be happy to complete it; but we respectfully suggest that the available funding would be better allocated to the planning of the alignments themselves in consideration of physical and resource constraints.

Task 6: Prepare a Preliminary BSCT Master Plan

Tasks 1-5 will be consolidated to develop a preliminary BSCT master plan and will be made available electronically to the Steering Committee for approval.

Task 7: Prepare Action Plan

Projects will be identified that can be accomplished within the next ten years for each segment. The potential level of feasibility of implementation within the timeframe of 2 to 5 years or 5 to 10 years will be evaluated. A list of high priority projects will be developed. For each project, Condor will produce a location map and describe the implementation feasibility, the expected level of use, project highlights, property ownership, current land use, key opportunities and constraints, recommended lead agency for implementation, and rough cost estimate for each project.

Condor will address significant constraints on segments that connect key areas of interest and provide recommendations and step-by-step procedures necessary to overcome those constraints. The level of management that is expected to be required will be summarized and a management entity proposed based on the entity's ability to undertake the increased management responsibilities. Funding, grant opportunities, and potential legislative action will be identified to facilitate implementation of the action items.

Task 8: Prepare Master Plan

Task Items 1-7 will be incorporated into a final draft BSCT Master Plan. This draft will be circulated to the Steering Committee and a public hearing will be held to present the plan. We suggest that this be conducted as a community meeting rather than a hearing to facilitate dialogue and a feeling of mutual respect and inclusion within the community.



Task 9: Facilitate Steering Committee and Public Involvement

Condor will be instrumental in facilitating the involvement of the steering committee and the public during every step of the planning process. Condor will publicize and organize public meetings using email, printed material, and websites, prepare meeting materials, and compile meeting minutes. Condor will compile and organize public comments on draft products; however, Condor understands that the Conservancy will be responsible for compiling the Steering Committee comments on draft products and will provide Condor with a consolidated set of comments.

Condor recognizes that the following meetings are expected to take place; however, we understand that additional meetings may be proposed if deemed necessary. (Shifts in the budget may be necessary to accommodate additional meetings.)

- Project initiation meeting (Steering Committee)
 - i. Review and revise draft goals and objectives
 - ii. Identify available data for existing conditions report
- Project initiation meeting (public)
 - i. Review draft goals and objectives
 - ii. Provide overview of planning process and structure
 - iii. Scoping of community concerns
- Design criteria (Steering Committee)
- Opportunities and constraints analysis (Steering Committee)
- Draft alignments (Steering Committee and public meetings – can be same day)
- Final alignments and draft Action Plan (Steering Committee)
- Draft Master Plan (Public)
- *Two additional meetings as necessary*

We have put additional thought into the public participation part of the project, as outlined below.

1. Goals and Objectives of the Master Plan: Public Involvement Efforts

Project initiation meeting with the Steering Committee. This meeting will include an introduction of agency representatives and the consulting team followed by presentation and discussion of the “Big Sur Coastal Trail Master Plan Draft Goals and Objectives.” Steering Committee members will be encouraged to share their views of the project and to identify available data for the existing conditions report.

Develop a noticing system and notice Public project initiation meeting. A mailing list (address and email) of Big Sur residents and business owners will be developed and a meeting notice will be distributed.

Project initiation meeting with the Public. This public meeting will be conducted as a community workshop. The meeting will include an overview of the project planning process and structure, followed by small group discussions. The small group participants will review the “Draft Goals and Objectives” and suggest possible revisions in the form of community centered goals and objectives, as a means of identifying



community concerns. Group representatives will present the suggested revisions to the rest of the meeting participants.

Develop an interested parties list. Information about the participants at the project initiation meetings will be compiled to develop an interested parties list.

Circulate revised goals and objectives. Revised goals and objectives, reflecting community concerns will be circulated to the steering committee. After obtaining steering committee approval the revised goals and objectives will be circulated to the public.

2. Prepare Existing Conditions Report: Public Involvement Efforts

Prepare interview/meeting materials and notice meeting. Condor Environmental will prepare a preliminary map for use in the interviews and meetings.

Existing conditions interviews with Interested Parties. Up to 10 individual interviews with interested parties will be conducted to review a preliminary map displaying existing resources such as trails and points of interest and to identify additional features to include on the map.

Existing conditions review meeting with the Public. This public meeting will be conducted as a community workshop. The meeting will include a presentation of the revised draft goals and objectives followed by small group discussions. The small group participants will review a preliminary map displaying existing resources such as trails and points of interest and will identify additional features to include on the map.

Compile/integrate comments from the existing conditions meetings. Information gathered will be compiled and used to update the preliminary map.

3. Develop Design Criteria: Public Involvement Efforts

Prepare interview/meeting materials & notice Public meeting. Condor will prepare a revised preliminary map for use in the interviews and meetings.

Place anchored interviews with Interested Parties. Up to 10 individual interviews with interested parties will be conducted to review a revised preliminary map displaying existing resources, including trails and other points of interest. The participants will have the opportunity to identify preferred routes using markers and the interviewer will note additional comments on the maps, as a means of identifying issues which should be reflected by the design criteria.

Place anchored review meeting with the Public. This public meeting will be conducted as a community workshop.



Compile/integrate data from the place anchored interviews and public meeting. Information gathered will be compiled and used to update the map and to develop design criteria.

Design Criteria review with the Steering Committee. This meeting will include a presentation and discussion of draft design criteria. Steering Committee members will be encouraged to share their views of the proposed design criteria and to identify alternatives or modifications as needed.

4. Prepare Opportunities and Constraints Analysis: Public Involvement Efforts

Prepare meeting materials & notice Public meeting.

Present the adopted design criteria at a public meeting. This public meeting will be conducted as a community workshop.

Compile data from the public meeting. Information gathered will be compiled and used to identify perceived opportunities and constraints.

Opportunities and Constraints review with the Steering Committee. This meeting will include a presentation and discussion of identified opportunities and constraints. Steering Committee members will be encouraged to share their views of the analysis and to identify additions as needed.

5. Define proposed trail alignment(s): Public Involvement Efforts

Prepare meeting materials and notice Public meeting. Condor will prepare the proposed trail alignment maps.

Review proposed trail alignment(s) with Interested Parties. Up to 10 individual interviews with interested parties will be conducted to review proposed trail alignment(s). The participants will have the opportunity to identify alternate preferred routes using markers and the interviewer will note additional comments on the maps.

Review proposed trail alignment(s) with the Public. Small group participants will have the opportunity to identify alternate preferred routes using markers and the interviewer will note additional comments on the maps.

Compile data from interviews and public meeting. Information gathered will be compiled and used to identify a revised proposed trail alignment.

Proposed trail alignment(s) review with the Steering Committee. Steering Committee members will be encouraged to share their views of the proposed alignment and to identify alterations as needed.



6. *Planning and Remaining Tasks.*

The remaining planning tasks will involve participation and input from the public using community meetings and workshops as described above.

Task 10: Project Management

Condor will work closely with the Conservancy by phone, email, and person-to-person meetings to carry out the scope of work. Condor also acknowledges that the scope is likely to evolve during the planning process and modifications can be accommodated to fit within the budget amount agreed upon. A system of regular communication and consultation will be established between Condor's project manager and the Conservancy's project manager. Monthly progress reports will be submitted via email.

V. Project Staffing

A. *Condor Project Team Members*

Elihu Gevirtz AICP, Principal Planner.

Mr. Gevirtz is an ecologist and land use planner and has more than 18 years in the land use planning profession. He has conducted major planning studies over hundreds of thousands of acres regarding habitat conservation, agricultural land preservation, land development and transportation. He has conducted numerous trail planning studies in on public lands often crossing multiple ownerships and government jurisdictions. These include Point Sal, Burton Mesa, Oceano/Pismo Dunes, Bishop Ranch, Orcutt Community Plan, Goleta Transportation Improvement Plan, Rancho Dos Vistas, El Capitan Ranch, and others.

A partial list of projects he has directed includes: Gaviota Coastal Trail Planning Study, Ventura Hillside Stewardship Plan, Oceano Dunes Access Study, Vegetation of the Tributaries to the Upper Santa Clara River, La Purisima Mission State Park Ecosystem Characterization, Burton Mesa Land Management Plan, and the Ojai Meadows Wetland Restoration and Flood Control Plan, among many others.

Mr. Gevirtz has been a professional land use planner since 1989 and is certified by the American Institute of Certified Planners (AICP). He has participated in long-range planning efforts, including ten years at a local planning agency, working with diverse constituencies, coordination with multiple public agencies, one-on-one discussions with various persons and personalities, leading controversial public meetings and hearings, working to address the concerns of local citizens, giving presentations to citizen advisory committees and other decision-making bodies, negotiations, budgets, grant writing, environmental review (CEQA and NEPA), noticing, and other elements of the public process.



Nadine Martins, GIS Specialist.

Ms. Martins has 4 years experience with ESRI GIS software. She has worked on various projects setting up and maintaining geodatabases, analyzing, classifying and processing tabular, spatial and image data and creating different types of maps such as regional, topographic, thematic and choropleth to represent qualitative and quantitative data as accurately as possible and to communicate its intended purpose.

Her work at Condor includes the creation of maps and the development of project-specific GIS databases that aid in the decision-making process of land management planning, real estate development, and scientific investigations such as biological resource assessment, habitat restoration and conservation planning. She recently developed a GIS database and maps for the Access Study at Oceano Dunes State Park, in which Condor evaluated alternative road alignments, similar in scope to the Big Sur Coastal Trail project. She has also created GIS for other large and complicated projects such as vegetation and weed maps for the Ventura County Resource Conservation District, as well as numerous other GIS development projects in Santa Barbara, San Luis Obispo, Los Angeles and Ventura Counties.

Her prior relevant experience includes working as a website developer where she worked with a team of programmers and database developers creating static and interactive websites and online databases. If desired by the Conservancy, she will establish a link on Condor's website specifically to make information available regarding the Big Sur Coastal Trail planning process for agency and community participants.

Jennifer Jackson, Planner.

Jennifer Jackson has five years of experience as a field botanist conducting vegetation mapping, botanical inventories, sensitive plant surveys, and noxious weed surveys in various locations in California such as, Santa Barbara, Ventura, Los Angeles, Kern, San Luis Obispo, Inyo, and Mono Counties. Ms. Jackson also serves as a Planner and has co-authored stewardship policies and actions, opportunities and constraints, and site management plans for the Ventura Hillsides Stewardship Plan, organized public comments and assisted with the public hearing for the Burton Mesa Land Management Plan, and has participated in other planning efforts.

B. Sub-Consultants

Nicole Nedeff, Big Sur Specialist

Nicole ("Nikki") Nedeff has sixteen years of experience working with public agencies and private organizations. She is an ecologist with a specialty in Central California, including Monterey County, the Big Sur Coast, Garrapata Creek, and the Carmel River. She has extensive knowledge of local, state and federal regulations. Ms. Nedeff's specialities include botanical rare plant surveys, land conservation planning, resource management, ecological assessments, and property inventories.



Ms. Nedeff was the Conservation Director for The Big Sur Land Trust for two years identifying critical resource protection goals and directed multiple complex projects related to the conservation of key open space parcels in western Monterey County. She was responsible for conservation planning, aspects of land acquisition, and the design and implementation of the stewardship program for fee and easement holdings. This position involved primary contact and relationship building with property owners, public agency partners, community leaders and government agency representatives.

Ms. Nedeff was the riparian projects coordinator for seven years at the Monterey Peninsula Water Management District. She was responsible for policy development, environmental review, technical analysis, staff supervision and implementation activities for all riparian resource management programs on the Carmel River. She was also responsible for the ecological analysis, public outreach and environmental education for the open space and passive recreation-orientated Monterey Peninsula Regional Park District, where she worked as the district naturalist for five years. She is a full-time resident of Monterey County and has a thorough understanding of regional geography, including geology, hydrology and cultural history.

Mario Alarcon, Engineer

Mr. Alarcon has over 20 years of experience working on a wide range of projects in the civil engineering field including residential, commercial, educational, medical, and recreational facilities. His design background includes roadway and recreational pathway alignments, grading, hydrology and storm drains, sanitary sewers and water systems. He also has experience establishing alignments both horizontally and vertically for bridges and making recommendations for typical bridge cross sections with regards to span requirements. He was involved in the East/West Ranch in Cambria, California during the early planning stages and facilitated the establishment of the alignment of the public pathway to meet various constraints including, minimizing cut and fills, wetland avoidance, access for routine maintenance, and coordination with existing utilities.

Sarah Kocher, PhD. Facilitator and Planner

Sara Kocher is an environmental psychologist and planner, specializing in public involvement, land use and recreation planning, and geographic analysis. Dr. Kocher has prepared planning documents for community development, recreation, finance, and human services departments in cities and counties throughout California. Sara combines her social science background and communication skills with technical expertise in statistical analysis and research based design to enrich the information gathering and planning process. Previous public involvement efforts include map anchored interviews to identify a route for the California Coastal Trail through San Luis Obispo County; periodic public attitude surveys for the City of West Hollywood, and interviews with residents, business owners, and visitors for the socioeconomic impact analysis portion of the Avila Beach Oil Spill Remediation EIR.



Daniel Levi, PhD. Community Process Specialist

Daniel Levi is a professor of Psychology at Cal Poly, San Luis Obispo. He is an applied psychologist who has worked with private companies, local governments, non-profit institutes, and government agencies. His consulting work addresses the relationships between organizational change, technology and team building, public attitudes toward planning and resource management issues, and the analysis of community responses to environmental issues.

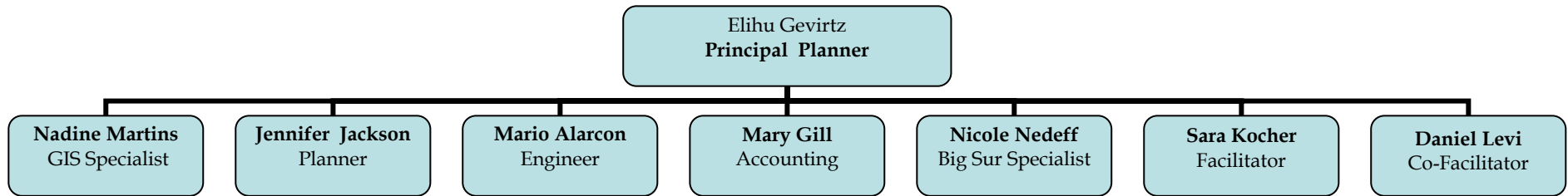


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C. Organizational Chart

Condor Environmental Planning Services, Inc.



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VI. Relevant Experience



Ventura Hillsides Stewardship Plan

Client: Ventura Hillsides Conservancy

Address: P.O. Box 1284, Ventura, CA 93002

Contact: Gary Bednorz (626) 862-4022

Date: 2007

Condor recently wrote and published a Stewardship Plan for the Ventura Hillsides Conservancy that will guide conservation and recreation efforts in the Ventura Hillsides in future years. This Stewardship Plan provides detailed recommendations for biological and cultural resource conservation, trails and access, education and public participation, and risk management (including fire and others). It differs from other management plans in that, in addition to substantive management recommendations, it places an emphasis on visually interesting, imaginative, and informative graphic presentations and maps with the goal of communicating the Conservancy's professionalism and vision to attract conservation funding.



Oceano Dunes Alternative Access Study

Client: California State Parks, Oceano Dunes District

Contact: Andy Zilke, Superintendent, (805) 433-7170

Cell: (805) 801-9890

Date: 2005 – 2006

Condor recently completed an alternative access study at the Oceano Dunes State Vehicular Recreation Area (SVRA) for California State Parks. Condor conducted comprehensive surveys for rare plants and animals and developed a GIS for the 3,590 acre park. GIS layers include aerial photography, land ownership and management, proposed alternative access corridors, roads and vehicular access, habitat, sensitive species locations, and archaeological sites. The purpose of this study is to evaluate alternative access routes which avoid crossing Arroyo Grande Creek and provide an impact assessment for each proposed alternative. The study includes engineering and cost estimates of each of the alternatives, and preliminary construction drawings of several bridges. Ultimately, State Parks will use the report to decide if a new access corridor should be developed.



Gaviota Coastal Trail Planning Study

Client: County of Santa Barbara, Planning & Development

Contacts:

George Amoon (Planner) (805) 961-7543

Claude Garcia-celay (Parks Planner) (805) 961-7500

Mark Bright (GIS Chief) (805) 568-2088

Date: 2004

Condor prepared a planning study for the Gaviota Coastal Trail. This trail was planned by Santa Barbara County and the State of California to be one segment of The California Coastal Trail. The study determined several feasible options for the 14.5 mile segment of the trail between the Barcara Resort in western Goleta and Canada San Onofre, near Gaviota State Park. Condor explored existing conditions, identified trail design standards, rights of way, conducted environmental analyses, performed a policy consistency analysis, provided cost estimates, potential funding sources, identified priorities, engineering solutions for challenging areas, short-term and long-term steps to implement the plan, and provided recommendations for trail locations. Condor developed a GIS containing all pertinent environmental data for planning of the trail. Environmental constraints, including sensitive wildlife and vegetation, topographic features, as well as ownership of roads and rights-of-way are now part of the GIS to facilitate decision-making regarding the trail's future location.



Point Sal Reserve Management Plan

Client: Santa Barbara County Parks

Department

Contact: Coleen Lund (805) 568-2470

Date: 2001-2003

Condor updated the Point Sal Reserve Management Plan for the Santa Barbara County Parks Department. The Point Sal Reserve is in northwestern Santa Barbara County. The primary objective of the Management Plan is to ensure protection of unique biological, cultural, scenic and open space resources while providing for appropriate public access. Condor developed a plan that provides public access and opportunities for recreation that are sensitive to and protective of the special attributes that draw people to Point Sal.

The 2002 Management Plan provides, for the first time, digitized and geo-rectified maps of biological and geological resources, and trails. Condor prepared these maps using GIS enabling the maps to illustrate other vital data as well such as property ownership, parcel lines, topography, erosion problems, roads and trails. The Management Plan describes the existing biological, cultural, recreational and geologic resources on the Reserve, the historic and existing patterns of public use, and the challenges of managing a remote area. Further, the Plan provides a set of management recommendations regarding preservation of rare plants, sensitive animals, and archaeological sites, trails, and an operating budget.



Curricula Vitae



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Elihu M. Gevirtz AICP, President

eliuhu@condorenmvironmental.com

PROFESSIONAL EXPERIENCE

Condor Environmental Planning Services, Inc., Founder and President. 1996 – Present.

Primary Responsibilities: Conduct biological surveys and provide recommendations to private and public landowners regarding environmental resources, methods to protect the environment through project design, resource studies, restoration plans, habitat management plans, and project management. Manage biological studies, land use plans, and other studies, lead public meetings and discussions, and make public presentations. Contribute to the design of land development projects and guide them through the regulatory permitting process.

Trail Plans and Studies

- **Oceano Dunes Alternative Access Study.** 2005-2006. *Client: California State Parks.*
- **Burton Mesa Ecological Reserve Land Management Plan.** 2003-2006. *Client: California Department of Fish and Game.*
- **Gaviota Coastal Trail Planning Study.** 2004. *Client: Santa Barbara County Planning and Development and Parks Departments.*
- **Point Sal Reserve Management Plan:** 2002. *Client: Santa Barbara County Parks Department.*
- **Rancho Dos Vistas Trail Easement:** 2000. *Client: Private Land Owner*
- **El Capitan Ranch Trail Alignment:** 2000. *Client: Private Land Owner*

Management Plans and Mitigation Plans

- **Burton Mesa Ecological Reserve Land Management Plan.** 2003-2006. *Client: California Department of Fish and Game.*
- **Providence Landing Fire Management Plan, Weed Eradication Plan.** 2003 - 2004. *Client: Capital Pacific Homes.*
- **Point Sal Reserve Management Plan:** 2002. *Client: Santa Barbara County Parks Department.*

Selected Habitat Restoration Projects



- **Ojai Meadows Preserve Wetland Restoration and Flood Control Plan:** 2004. *Client: Ojai Valley Land Conservancy. (included detailed plans for restoration of Coast Live Oak Woodland, Valley Oak Savanna, and Native Grassland)*
- **Providence Landing Riparian Restoration Plan:** 2002. *Client: Coastal Vision, Inc.*
- **El Capitan Creek Riparian Restoration Plan:** 2001. *Client: El Capitan Campground.*
- **Carroll Oak-Madrone Forest Restoration Plan:** 2001. *Client: Carroll Construction.*

Selected Biological Surveys

- **Oceano Dunes and Oso Flaco Botanical and Wildlife Surveys, San Luis Obispo County.** Targeted species surveys include: red-legged frog, legless lizard, horned lizard, two-striped garter snake, western pond turtle, Nipomo lupine, banded snails, Blochman's leafy daisy, sand almond, surf thistle, Gambel's watercress, and others. *In prep. Client: California State Parks, Oceano Dunes District.*
- **Vegetation Maps of the Tributaries to the Upper Santa Clara River in Los Angeles and Ventura Counties.** 2006. *Client: Amec and the Ventura County Resource Conservation District.*
- **Rehwald Preliminary Biological Survey in the Santa Monica Mountains.** 2006. *Client: Ventura County Resource Management Agency.*
- **Wimberly Biological Survey.** 2005. *Client: Ventura County Resource Management Agency.*
- **Toro Canyon Botanical and Wildlife Surveys with Emphasis on Scrub Oak (*Quercus dumosa*):** 2005. *Client: Shubin and Donaldson Architects.*
- **Cuyama Valley San Joaquin Kit Fox Survey:** 2005. *Client: Cole Hardin.*
- **Purisima Road Wildlife and Botanical Survey:** 2005. *Client: Tri-Millennium Properties.*
- **Hollister Ranch Botanical Survey on Parcel 134:** 2005. *Client: Gary L. Brown.*
- **Todd Lane Drain:** Biological Surveys. 2003-2004. *Client: Ventura County Watershed Protection District.*
- **La Purisima State Historic Park Ecosystem Characterization:** 2003-2005. *Client: California Department of Parks and Recreation. Wildlife and Vegetation Surveys.*
- **Burton Mesa Ecological Reserve:** Wildlife and Vegetation Surveys: 2004. *Client: California Department of Fish and Game.*
- **Lompoc-140:** Botanical Survey. *Client: Fiesta Development, Inc.*
- **Mission Hills Community Services District:** Biological Assessment of Waterline Replacement Project. 2003. *Client: Mission Hills Community Services District.*
- **Rancho Dos Vistas:** Evaluation of Natural Resources; Conservation Tax Credit: Program. 2001. *Client: Land Trust for Santa Barbara County.*
- **Carpinteria Bluffs:** Identification of Environmentally Sensitive Habitat. 1996 *Client: City of Carpinteria*

Selected Development Entitlements Projects

- **Coastal Meadows:** 42-townhome Tract Map in the City of Lompoc. *In Process. Client: Coastal Vision, Inc.*
- **River Terrace Homes:** 294-home Tract Map in the City of Lompoc. *Approved in 2005. Client: Coastal Vision, Inc.*
- **Providence Landing:** 320-home Tract Map in Vandenberg Village. *Approved in 2002. Client: Coastal Vision, Inc.*



- **Vista Steel:** Development Feasibility Analysis. 2000. *Client: Vista Steel.*
- **Valleyheart Gardens:** Biological and Economic Preservation Plan. *Approved: 2002. Client: Brian Tappeneir, Valleyheart Gardens.*

Santa Barbara County Planning & Development Department. 1990-2000

Conservation Biologist; Planner; Grants Program Manager; Transportation Planner

Primary Responsibilities: Develop policies and programs that plan for urban and rural development while protecting habitats and endangered species. Manage biological surveys and habitat restoration plans. Plan for agricultural land preservation and transportation infrastructure improvements. Review and analyze development applications, provide recommendations regarding design and co-author CEQA documents. Manage team to acquire grants for land preservation, habitat restoration, public parks, transportation, and planning studies.

- **Conservation Biologist.** Work with developers, citizens, the County Planning Commission and Board of Supervisors, funding and regulatory agencies to protect important habitat areas including oak woodlands, wetlands, native grasslands and streams, and endangered species such as southwestern willow flycatcher, tiger salamander and steelhead trout. Methods included development of General Plan policies and development standards, redesign of proposed development projects, conservation easements, purchase of property, and funding of habitat restoration efforts.
- **Project Manager: Grants Acquisition Team. 1995-2000.** Raised over \$35 million in five years. Designed and implemented programs ranging from habitat acquisition and restoration, water quality, agricultural land preservation, to mass transit, major road projects, bicycle paths and trails, public parks and urban landscaping.
- **Project Manager: Goleta Transportation Improvement Plan.** Designed \$90 million capital improvement plan for multi-modal transportation system emphasizing bicycle paths and mass transit working together with the County Public Works Department and local transportation advocates. Created aggressive funding mechanism for alternative transportation.
- **Project Manager: Agricultural Element of the Comprehensive Plan.** Guided implementation of agricultural goals and policies, developed methods to preserve agriculture, facilitated public participation and interagency coordination, consulted and worked with private property owners, co-directed mapping of agricultural lands.
- **Project Manager: Burton Mesa Management Area.** Managed 5,000-acre nature preserve, principal author of Preserve Management Plan, protected 24 rare species of plants and animals, mapped rare plant communities, designed habitat restoration plans, designed wildfire management strategy, advised agencies, worked with adjacent landowners, conducted hearings and workshops.
- **Chairman: Goleta Slough Management Committee: 1994-1996 (founding member 1991).** Assisted in developing watershed management plan with



- multiple public agencies, property owners, and public interest groups; Identified land acquisition priorities; Established mitigation guidelines and priorities.
- **Point Sal Acquisition:** *Project Manager. 1997-1999.* Design and implement \$1.6 million acquisition of 320-acre coastal wilderness preserve.
 - **Burton Mesa Acquisition:** *Project Manager. 1995-1997.* Design and implement acquisition of 34-acre parcel: 27 acres for a nature preserve and 7 acres for Little League Community Park.

California Environmental Quality Act (CEQA)

- Principal author, contributing author and/or project manager of Mitigated Negative Declarations and Environmental Impact Reports.
- Principal author of 1992 CEQA Biology Impact Thresholds.

National Environmental Policy Act (NEPA)

- Comment on NEPA documents including EAs and others.

ERC Environmental and Energy Services, Inc. 1989-1990

Principal author of CEQA documents for Santa Barbara and Ventura Counties, and City of San Luis Obispo.

UCSB Herbarium. 1987-1988

Plant collecting, vernal pool monitoring, assisting management of collections.

EDUCATION

Bachelors of Arts, Environmental Studies, University of California Santa Barbara. 1988
Minor in Botany and Plant Ecology.

PROFESSIONAL AFFILIATIONS

American Planning Association (AICP)
California Native Plant Society
Society for the Study of Amphibians and Reptiles
Society for Conservation Biology
Santa Barbara Botanic Garden
Santa Barbara Museum of Natural History
Santa Barbara Region Chamber of Commerce

AWARDS

National Register of Who's Who in Executives and Professionals, 2004.

TRAINING and CONTINUING EDUCATION

- Oak and Conifer Taxonomy, Identification, and Ecology Workshop. UCSB. 2006.
- Salmonid Restoration Conference. 2006.
- Ecological Restoration Seminars. UCSB Center for Biodiversity. 2005, 2006.
- Vegetation Mapping and Classification: Ventura County Planning Division. 2005
- Rapid Plot Assessment. California Department of Fish and Game and California Native Plant Society. 2005



- Steelhead Barrier Assessment: California Department of Fish and Game. 2005
- San Joaquin Kit Fox Habitat Evaluation: California Department of Fish and Game and San Luis Obispo County. 2005
- Maritime Chaparral Mitigation and Management: Elkhorn Slough National Estuarine Research Reserve. 2005
- Headlands to Oceans Conference: Integrating Rivers, Wetlands and Coastlines in an Urban Environment in Long Beach, California. 2003.
- Oak Woodland Restoration: UC Cooperative Extension. 1993-1994
- Wetland Restoration: UC Cooperative Extension. 1999
- Monarch Butterfly Ecology: Dr. Dan Meade for SB County. 1999
- Steelhead Trout Ecology: UC Cooperative Extension. 2000
- Wetland Mitigation Design: UC Cooperative Extension. 1999
- Southwestern Willow Flycatcher Habitat Requirements and Adaptations. 1998
- Riparian Habitat Restoration Techniques: Santa Barbara County Water Agency. 2000

Selected Publications

Gevirtz E. and J. Jackson. 2007. Restoration Plan and Tree Protection Plan-Cohen Residence. Prepared for John and Marcia Cohen c/o Shubin and Donaldson Architects. Condor Environmental Planning Services, Inc. Santa Barbara, California.

Gevirtz, E., J. Jackson, and N. Martins. 2007. Stewardship Plan for the Ventura Hillsides. Prepared for the Ventura Hillsides Conservancy.

Gevirtz, E., J. Jackson, S. Junak, V. Semonsen, R. Gibson, D. Pike, N. Martins, C. Bersbach, and B. Preusser. 2006. Alternative Access Study: Oceano Dunes State Vehicular Recreation Area. Prepared for California State Parks, Oceano Dunes District.

Gevirtz, E., J. Jackson, and N. Martins. 2006. Vegetation of the Tributaries to the Upper Santa Clara River. Los Angeles County. Prepared for Amec and the Ventura County Resource Conservation District.

Gevirtz, E. and V. Semonsen. 2006. Biological Survey of Rehwald Property in the Santa Monica Mountains, Ventura County, California. Prepared for Ventura County Resource Management Agency Planning Division.

Gevirtz, E., T. Olson, and J. Jackson. 2005. Biological Survey for Sensitive Plant and Wildlife Species; 1275 V Street, Lompoc, California. Prepared for Coastal Vision, Inc. Lompoc, California.

Gevirtz, E., J. Jackson, and V. Semonsen 2005. Biological Survey; Howard Lot Line Adjustment, 226 and 232 Eucalyptus Hill Drive, Santa Barbara, California. Prepared for Cyndee Howard.



Gevirtz, E. and V. Semonsen. 2005. Preliminary Biological Assessment. Gillibrand Aggregate Mine; Adjustment of Mining Operations Area. Simi Valley, California. Prepared for Ventura County Resource Management Agency Planning Division.

Gevirtz, E. and V. Semonsen. 2005. Preliminary Biological Assessment. CEMEX Aggregate Mine; Adjustment of Mining Operations Area. Moorpark, California. Prepared for Ventura County Resource Management Agency Planning Division.

Gevirtz, E., J. Jackson, and V. Semonsen 2005. Biological Assessment of a Proposed Cingular Wireless Cell Site. 505 W. Fairview Road, Ojai California. Prepared for Ventura County Resource Management Agency Planning Division.

Gevirtz, E., T. Olson, M. Carroll, P. Collins, K. Burton, and A. Nelson. 2005. Ecosystem Characterization of La Purisima Mission State Historic Park. Prepared for the State California Resources Agency, Department of Parks and Recreation. 321 pages.

Gevirtz, E., M. Carroll, K. Burton, P. Collins, M. Holmgren, L. Spanne, and A. Nelson. 2005. Draft Land Management Plan; Burton Mesa Ecological Reserve. Prepared for the State of California Resources Agency Department of Fish and Game. 295 pages plus appendices.

Gevirtz, E. and T. Olson. 2005. Biological Survey for San Joaquin Kit Fox and Other Sensitive Species. 1820 Castro Canyon Road, Cuyama Valley, California. Prepared for Cole Hardin.

Gevirtz, E. and R. Philbrick. 2005. Botanical Survey of Proposed Building Envelopes; Hollister Ranch Parcel #134. Prepared for Gary Lee Brown. Palos Verdes Estates, California.

Gevirtz, E., K. Burton, M. Carroll, H. Loaiciga, and V. Semonsen. 2004. Ojai Meadows Preserve Habitat Restoration and Flood Control Plan. Prepared for The Ojai Valley Land Conservancy. 217 pages.

Gevirtz, E. 2004. Todd Lane Drain; Project Number 83045. Project Description and Alternatives. Prepared for the Ventura County Watershed Protection District.

Gevirtz, E., and K. Burton 2004. Gaviota Coastal Trail Planning Study. Bacara Resort to Canada San Onofre. Prepared for Santa Barbara County Planning and Development.

Gevirtz, E. and V. Semonsen. 2004. Biological Assessment of Three Parcels on Kathleen Drive in Ventu Park. Ventura County, California. Prepared for Ventura County Resource Management Agency Planning Division.

Gevirtz, E. and K. Burton. 2004. Fire and Vegetation Management Plan; Providence Landing. Vandenberg Village, California. Prepared for Capital Pacific Homes. Santa Barbara, California.



Gevirtz, E., M. Carroll, and K. Burton. 2004. Interpretive Signs and Fencing Plan. Providence Landing. Prepared for Capital Pacific Homes. Santa Barbara, California.

Gevirtz, E. and D. Wilson. 2004. Weed Eradication Plan for Providence Landing, Vandenberg Village, California. Prepared for Capital Pacific Homes. Santa Barbara, California.

Gevirtz, E., T. Olson, M. Carroll, and K. Burton. 2003. Biological Assessment of the Lompoc 140 Project. Lompoc, California. Prepared for Fiesta Development, Inc. Corona, California.

Gevirtz, E. *In Prep.* The Place We Call Home, Santa Barbara County: From the Channel Islands to the Cuyama Valley.

Ferren, W.R. Jr. and E.M. Gevirtz. 1990. Vernal Pool Restoration and Creation: Cookbook Recipes or Complex Science? In Vernal Pool Plants: Their Habitat and Biology, Schlisinger and Ikeda Editors. California State University at Chico, Studies from the Herbarium.

Santa Barbara County Planning and Development. 2000. [co-author] Draft Toro Canyon Community Plan and EIR: Biological Resources and Environmentally Sensitive Habitat.

Santa Barbara County Planning and Development. 1996. [co-author] Orcutt Community Plan and EIR: Biological Resources, Agriculture, Cultural Resources, Open Space Plan.

Santa Barbara County Planning and Development and Public Works Departments. 1995. [co-author] Goleta Transportation Improvement Plan.

Selected Professional Presentations

- **From the Mountains to the Sea: Landscapes of Santa Barbara County.** Adult Education Series on the Environment at the Santa Barbara Museum of Natural History. 1996
- **Conservation and Restoration on the Burton Mesa Ecological Reserve.** Association of Environmental Professionals Annual Conference, Santa Barbara, California. 1995
- **The Road Less Traveled: Capital Improvement Planning for Alternative Transportation Projects.** Association of Environmental Professionals Annual Conference, Santa Barbara, California. 1995
- **Unique Biological Treasures of Orcutt: From Dune Scrub to Vernal Pools.** Presented to the Orcutt Advisory Group. 1995



- **Oaks in Santa Barbara County: Their Habitats and Resource Management Issues.** Sponsored by University of California Agricultural Extension Office. Los Alamos, California. 1994





Nadine R. Hug Martins, GIS Specialist

nadine@condorenvironmental.com

SELECTED PROFESSIONAL EXPERIENCE

Condor Environmental Planning Services, Inc., 2005 – present

Primary responsibilities include the development of GIS databases, data analysis and cartography. Maintains and develops the company's website.

SELECTED PROJECTS

- Tentative Tract Map analysis and design for private landowner.
- Ventura Hillsides Stewardship Plan for the Ventura Hillsides Conservancy.
- Oceano Dunes Alternative Access Study creation of GIS database and maps for California State Parks.
- Santa Clara River Upper Tributaries GIS development and cartography for Ventura County Resource Conservation District.
- Burton Mesa Land Management Plan GIS development and cartography for California Department of Fish and Game.
- La Purisima Mission GIS prepared for California State Parks.
- Biological Assessment GIS prepared for Ventura County.
- Landfill site selection for Santa Barbara County using ESRI Spatial Analyst to perform weighted raster calculation.
- Vegetation identification by analyzing and processing spectral signatures of remotely sensed imagery using IPW.
- Geographic visualization of U.S. census data creating models with the use of interactive animation showing population change using ESRI ArcMap and Macromedia Flash.

Freelance Website Developer 2000-2005

Santa Barbara, CA

Develop and design static and animated, interactive websites, setup of e-commerce capability, online marketing, work with team of computer programmers to create online databases.



COMPUTER EXPERIENCE

- PC
- UNIX
- Macintosh
- Microsoft Excel, Access Word, Outlook, Powerpoint, Visio
- Adobe Photoshop, Illustrator, InDesign, Pagemaker, Acrobat
- ESRI ArcGIS
- IPW Image Processing Works
- Macromedia Dreamweaver, Flash, Fireworks, Freehand
- Quark
- Internet Surfer

PUBLICATIONS

Gevirtz, E., J. Jackson, and N. Martins 2007. Stewardship Plan for the Ventura Hillsides. Prepared for the Ventura Hillsides Conservancy.

Gevirtz, E., J. Jackson, S. Junak, R. Gibson, D. Pike, N. Martins, C. Bersbach, B. Preusser 2006. Alternative Access Study Oceano Dunes State Vehicular Recreation Area. Prepared for California State Parks Oceano Dunes District. San Luis Obispo County California. Condor Environmental Planning Services, Inc. Santa Barbara, California.

Gevirtz E., J. Jackson, N. Martins 2006. Vegetation of the Tributaries to the Upper Santa Clara River; Los Angeles County. Prepared for Amec Earth and Environmental and the Ventura County Resource Conservation District. Condor Environmental Planning Services, Inc.

EDUCATION

B.A. in Geography, 2004.
Emphasis in GIS, Cartography and Environmental Studies.
University of California Santa Barbara.

Federal Diploma for completion of Trade School, 1993.
Emphasis in Swiss law and Accounting.
KV Zürich Business School, Switzerland.

AWARDS

President's Honor Role in 2001
Dean's Honors in 2004



	 Jennifer Jackson, Planner jennifer@condorenvironmental.com
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PROFESSIONAL EXPERIENCE

Condor Environmental Planning Services, Inc. May 2005 - present

Conducts botanical surveys, provides permitting assistance (1600, 404, and 401, etc.), and GIS support for management plans, site assessments, restoration projects, and CEQA projects.

Selected Projects

- Toro Canyon Tree Protection and Restoration Plan
- Ventura Hillsides Stewardship Plan
- Revegetation Plan at River Terrace
- Oceano Dunes Botanical Surveys and GIS
- Santa Clara River Upper Tributaries Vegetation Maps and GIS
- Toro Canyon Botanical Surveys (with emphasis on *Quercus dumosa*)
- Burton Mesa Land Management Plan Environmental Impact Report

SELECTED PUBLICATIONS

Gevirtz E. and J. Jackson. 2006. Restoration Plan and Tree Protection Plan-Cohen Residence. Prepared for John and Marcia Cohen c/o Shubin and Donaldson Architects. Condor Environmental Planning Services, Inc. Santa Barbara, California.

Gevirtz, E., J. Jackson, and N. Martins. 2006. Stewardship Plan for the Ventura Hillsides. Prepared for the Ventura Hillsides Conservancy.

Gevirtz E. and J. Jackson. 2006. Revegetation Plan for River Terrace. Lompoc, California. Santa Barbara County. Prepared for Central Coast Regional Water Quality Control Board. Condor Environmental Planning Services, Inc. Santa Barbara, California.

Gevirtz, E., J. Jackson, S. Junak, R. Gibson, D. Pike, N. Martins, C. Bersbach, B. Preusser. 2006. Alternative Access Study Oceano Dunes State Vehicular Recreation Area. Prepared



for California State Parks Oceano Dunes District. San Luis Obispo County, California.
Condor Environmental Planning Services, Inc. Santa Barbara, California.

Gevirtz E., J. Jackson, N. Martins 2006. Vegetation of the Tributaries to the Upper Santa Clara River Los Angeles County. Prepared for Amec Earth and Environmental and the Ventura County Resource Conservation District. Condor Environmental Planning Services, Inc.

Gevirtz E., J. Jackson, R. Philbrick, V. Semonsen 2005. Biological Survey and Fuel & Fire Management Plan. Prepared for John and Marcia Cohen c/o Shubin and Donaldson Architects. Condor Environmental Planning Services, Inc. Santa Barbara, California.

Gevirtz E., J. Jackson, R. Philbrick, V. Semonsen 2005. Biological Survey Collins Driveway Relocation. Prepared for Mr. Collins c/o Shubin and Donaldson Architects. Condor Environmental Planning Services, Inc. Santa Barbara, California.

Gevirtz E., T. Olson, J. Jackson 2005. Biological Survey for Sensitive Plant and Wildlife Species at 1275 V Street Lompoc, California. Prepared for Coastal Vision, Inc. Condor Environmental Planning Services, Inc. Santa Barbara, California.

Gevirtz, E., J. Jackson, and V. Semonsen 2005. Biological Assessment of a Proposed Cingular Wireless Cell Site. 505 W. Fairview Road, Ojai California. Prepared for Ventura County Resource Management Agency Planning Division.

SELECTED PROFESSIONAL EXPERIENCE

Mammoth Mountain Ski Area 2004-2005

Planning Department

Mammoth Lakes, CA

Prepared environmental permit applications for proposed projects and development. Worked closely with Government Relations Officer and Inyo National Forest Resources Manager in creating alternatives and recommendations for a proposed "ski-back" trail at Mammoth Mountain Ski Area. Conducted on the ground mapping of proposed ski-back trail locations and created and maintained GIS database using ArcGIS. Participated in a ski lift design project and authored the revegetation prescription. Monitored water quality of numerous holding ponds in and around the ski area.



Inyo National Forest 2003 – 2004
Biological Sciences (Botany) Field Technician
Mammoth Lakes, CA
Bishop, CA

Conducted botanical inventories, vegetation mapping, sensitive plant surveys, and noxious weed surveys in the high, eastern, central, and southern Sierras, White, and Inyo Mountains. Co-developed and maintained numerous project-specific GIS databases, pre-survey protocols, geodatabase design, organization of existing data layers, organization, evaluation, integration of field data, and ultimately cartography and map production using ArcGIS.

Colorado State University with U.S. Geological Survey 2002
Biological Sciences (Botany) Field Technician
Ft. Collins, CO
Santa Fe, NM

Collected vegetation and forest fuels data for post fire recovery evaluations in Santa Fe National Forest, New Mexico and Pike National Forest, Colorado. Evaluated invasive plant species persistence and the effectiveness of remediation techniques for controlling erosion and seed bed management. Participated in vegetation surveys and mapping efforts for La Creek National Wildlife Preserve near the Black Hills and Badlands, South Dakota.

Umpqua National Forest 2000
Student Conservation Association Botany Technician
Diamond Lake Ranger District, OR

Conducted surveys for lichens, mosses and other bryophytes, and fungi species. Completed site/plot data sheets which included soil substrates, slope, elevation, aspect, weather conditions, and plant associations. Collected voucher specimens and/or recorded presence of Survey Manage Species. Compiled and entered noted species into USFS database to be viewed by surrounding districts of the Pacific Northwest. Represented Diamond Lake Ranger District at area botany conferences. Attended native seed collection and propagation workshops in Bend and Ashland, OR. Assisted in restoration projects and assisted in the maintenance of district herbarium.

EDUCATION

B.S. in Environmental Science, 2002.
Minors: Geology and Plant Biology
The Ohio State University



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**Nicole Nedeff, Senior Ecologist and
Big Sur Specialist**

nikki@ventanaview.net

EDUCATION

University of California, Berkeley, M.A. Geography
Biogeography and Plant Ecology emphasis.
Thesis on historical ecology of riparian habitat in California's Central Valley.

University of California, Berkeley, B.A. Geography
Distinction in General Scholarship

EXPERIENCE

**ECOLOGICAL CONSULTANT, Self-Employed. Monterey County-approved.
Property inventory, conservation planning, resource management, ecological assessment.**

Clients include:

- Private Landowners in Big Sur, Carmel, Pebble Beach, Carmel Valley, North Monterey County: ecological assessment, botanical inventory, habitat restoration, compliance monitoring.
- Humboldt State University Foundation: property inventory, land management planning.
- Graniterock Company: biological assessment of Pico Blanco parcels.
- Horan Law: Carmel River channel migration history.
- The Big Sur Land Trust: grant proposal preparation, CEQA documentation, evaluation of potential acquisitions, conservation planning.
- Garrapata Creek Watershed Council: watershed assessment and restoration plan.
- The Nature Conservancy: fire management needs assessment for western states.
- Los Angeles Dept. of Water and Power: biological assessments, Mojave Desert & Owens Valley.
- California Energy Commission: botanical survey of proposed geothermal development sites.
- California State Attorney General: vegetation map of Mono Lake shore zone.

LECTURER, California State University Monterey Bay; Earth Systems, Science and Policy, January 2005-present.

Responsible for developing and presenting all course material, field exercises, examinations and student evaluations for "California Ecosystems", a semester class focused on the diversity of California vegetation and taxonomy of California flora.



VICE PRESIDENT, The Wilderness Land Trust, Carbondale, CO. December 2005-present.

Responsible for California land acquisition program. Evaluate and acquire wilderness inholding properties from willing sellers for transfer to surrounding federal management agencies. Extensive negotiation with land owners throughout the state of California and key federal staff in the Forest Service, National Park Service and Bureau of Land Management. Knowledge of Real Estate transactions and federal land transfer protocols. Fund raising, field investigation, media relations, ecological assessment.

**CONSERVATION DIRECTOR, The Big Sur Land Trust, Carmel, CA.
May 2000 to May 2002.**

Identified critical resource protection goals, formulated and carried out broad program objectives, and directed multiple complex projects related to the conservation of key open space parcels in western Monterey County. Responsible for conservation planning, aspects of land acquisition, and the design and implementation of the stewardship program for fee and easement holdings. Developed acquisition strategies, prepared planning documents, developed and administered annual work plans and budgets, secured and managed project grant funding, and supervised staff. Position involved primary contact and relationship building with property owners, private donors, public agency partners, community leaders and government agency representatives. Proven expertise and knowledge of regional geography, real estate practices, and local development issues.

RIPARIAN PROJECTS COORDINATOR, Monterey Peninsula Water Management District.

August 1993 to May 2000.

Responsible for policy development, environmental review, technical analysis, staff supervision and implementation activities for all riparian resource management programs on the Carmel River. Designed, implemented and maintained riparian habitat restoration, erosion protection and irrigation projects. Duties included: project design, permit acquisition, contracting, construction management, monitoring and maintenance; grant funding acquisition and grant management; establishing methods and standards for monitoring vegetation, soil moisture, wildlife and success of restoration projects; permit review and enforcement of Water District rules and regulations; budget development and management; environmental assessment; interaction with agency staff, technical consultants and the local community.

DISTRICT NATURALIST, Monterey Peninsula Regional Park District, Carmel Valley, CA.

August 1988 to August 1993.

Responsible for ecological analysis, public outreach, environmental education and aspects of land acquisition for the open space and passive recreation-oriented Regional Park District. Duties included: ecological assessment and review of appraisals for potential park acquisitions; preparation of detailed resources reports and property management plans; biological inventory of plants and wildlife; planning, development and implementation of interpretive nature/science programs; budget preparation and



policy review; supervision of consultants and volunteers; preparation of grant applications, maps, newsletters, news releases and informational outreach materials; development and coordination of native vegetation enhancement projects; staff liaison with citizen advisory groups; enforcement of park regulations.

**PRESERVE MANAGER, The Nature Conservancy, Tucson, AZ.
September 1986 to July 1988.**

Responsible for on-site operation and management of the 54,000-acre Muleshoe Ranch Cooperative Management Area, a cooperative conservation project between The Nature Conservancy, the Bureau of Land Management and the United States Forest Service. Duties included: maintaining close working relationships with neighbors and key federal, state and academic personnel; coordinating research, management and monitoring of natural communities, sensitive plant and wildlife species, and range conditions; biological inventory; design and implementation of riparian restoration projects; supervision of preserve staff, consultants and volunteers; budget preparation and tracking; community relations; donor cultivation and fundraising activities; maintenance of all facilities and equipment, including horses.

IDENTIFICATION AND STEWARDSHIP ASSISTANT, The Nature Conservancy, San Francisco. March 1985 to February 1986.

Assistant to the Director of Science and Stewardship and key staff in the conservation planning and stewardship programs of The California Nature Conservancy. Duties included: research and development of preserve designs, vegetation restoration plans and rare species conservation plans; collecting and analyzing field data, ownership information, historical references and maps; recruiting and supervising volunteer and contract biologists; public relations.

**TEACHING ASSISTANT, University of California, Berkeley, Department of Geography,
September 1982 to August 1984.**

Taught weekly discussion sections and labs in Physical Geography for six semesters. Prepared and delivered lectures addressing the various natural processes that create the diversity of landscapes characterizing the earth's surface. Duties included: course development and the design of instructional materials; preparation of assignments and exams; evaluation of student performance.

**RESEARCH ASSISTANT, University of California Remote Sensing Research Program,
Department of Forestry and Resource Management, Berkeley, CA. March 1980 to Sept. 1981.**

Assisted in the development and application of remote sensing techniques for assessment of natural resources, including agricultural, forest, and wildlands vegetation. Duties included: interpretation of aerial photography and satellite imagery; design and collection of field data; use of geographic information and digitizing systems; preparation and presentation of technical reports.



PROFESSIONAL AFFILIATIONS

Association of Environmental Professionals
Society for Ecological Restoration
California Native Plant Society
California Native Grasslands Association
California Invasive Plant Council

OTHER

Real Estate Principles, Practices, Appraisal, Law, 12 units continuing education.
Ornamental Horticulture: 21 units continuing education.
Community Foundation of Monterey County: training in grant proposal writing, 501(c)3 board governance.
Land Trust Alliance: training in land conservation techniques.
Ventana Wilderness Alliance: Board of Directors, 2002-2005
Monterey Pine Forest Watch: Founding Director, 1992-current
Moro Cojo Slough Technical Advisory Committee: 2003-current
Carmel River Watershed Council: Technical Advisory Committee, 2000-2005
Point Lobos League: 1988-current
Friends of Monterey County Wildlife: Board of Directors, 1990-1993
Monterey Bay Aquarium: Volunteer Guide, 1988-1993
PowerPoint, PaintShop, Excel, ArcGIS, Word, WordPerfect, GPS

PUBLICATIONS Available upon request

REFERENCES

Deborah Hillyard
Plant Ecologist, California Department of Fish and Game
P.O. Box 1388
Morro Bay, CA 93443
805/772-4318

Jon Libby
President, Ventana Wilderness Alliance
425 Linden Street
Santa Cruz, CA 95062
831/459-6780

Andrew Bell
District Engineer, Monterey Peninsula Water Management District
P.O. Box 85
Monterey, CA 93942
831/658-5620





Mario Alarcon, Senior Engineer

INSITECIVIL, INC.
California P.E. No. C45442, 1990.

EDUCATION

B.S. Management Engineering, University of the Pacific, 1984.

RELEVANT PROJECT EXPERIENCE

The following projects included public recreational pathways as a development component:

- **California Marina Townhomes, Redwood City, CA**
- **Crittenden/Vista Slope Parks, Mountain View, CA**
- **East/West Ranch, Cambria, CA**
- **Orcutt Creek Estates Subdivision, Santa Maria, CA**
- **River Terrace Planned Development, Lompoc, CA**
- **Skyway Landing Office Park, San Carlos, CA**
- **Towne Place Suites by Marriot, Redwood Shores, CA**



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Sara Kocher, Facilitator and Interviewer

Sara J. Kocher, PhD, AICP
Sara Kocher Consulting
140 Fel Mar Drive
San Luis Obispo, CA. 93405
(805) 541 5455

Educational Background

PhD	University of Arizona	Environmental Psychology Program	August, 1991
MLA	University of Arizona	Division of Landscape Resources	June, 1987
BA	SIU Edwardsville	Psychology / English	June, 1982

Professional Experience

Self Employed. November 1999 - Present. Planner and Social Scientist. Current projects include trails and parks planning along the California coast, public attitude and social services surveys, and the creation of a GIS database of coastal access.

Crawford Multari & Starr, Senior Associate, September 1994 - October 1999. Planner and Social Scientist. Projects included resource planning, public attitude surveys, and fiscal impact analysis, along with providing analytical and geographic information system support for general plan updates.

Cal Poly, Natural Resources Management, Lecturer, January 1991 - December 1998. Classes taught include Applications of Geographic Information Systems, Ecology of Landscape Areas, and Environmental Management.

Selected Projects

Coastal Access Guide, San Luis Obispo County Parks
Draft Coastal Trail Guide for San Luis Obispo County, San Luis Obispo County Parks
West Hollywood 2006 Community Survey, City of West Hollywood Social Services
Parks and Recreation Element Draft Maps, San Luis Obispo County Parks
Nipomo Community Park Survey, San Luis Obispo County Parks
State of California Courts Master Plan, Jay Farbstein & Associates
City of Grover Beach, Housing Element Update
Customer Satisfaction Study, City of West Hollywood Finance Department



Community Center and Therapy Pool Needs Study, City of San Luis Obispo Parks and Recreation

Douglas Family Preserve Management Plan, City of Santa Barbara Parks and Recreation

Community Preferences Survey, General Plan Update, City of Citrus Heights,

Conservation, Open Space, Recreation & Parks Element, City of Visalia (with Crawford Multari & Starr)

El Pomar-Estrella Area Plan Update, San Luis Obispo County (with Crawford Multari & Starr)

Fresno County General Plan, Fresno County (with Crawford Multari & Starr)

Loomis General Plan, Town of Loomis (with Crawford Multari & Starr)

Morgan Hill General Plan, City of Morgan Hill (with Crawford Multari & Starr)

REFERENCES

City of West Hollywood, West Hollywood 2006 Community Survey

The Community Survey was conducted at the request of the City Finance and Social Services Departments. The survey covered a variety of issues including an assessment of community programs and services, along with focused ratings of transportation services, social services, and rental housing. The outcome of the survey was used in the budget update process and was distributed to local social service providers.

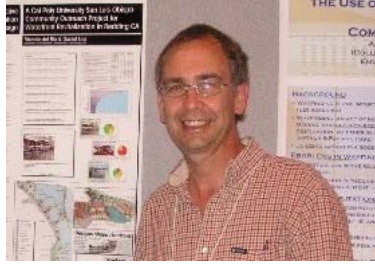
Contact Person Daphne Dennis, Social Services Manager
Telephone / E-mail (323) 848-6510 / ddennis@weho.org
Address 8300 Santa Monica Boulevard, West Hollywood, CA. 90069-4314

San Luis Obispo County Parks Coastal Access Procedural Guide

The Procedural Guide summarizes state and local laws related to coastal access, outlines procedures for reviewing and developing coastal access, and provides recommendations for management and acquisition. It includes an inventory and maps of access points and public lands.

Contact Person Jeanette Di Leo
Telephone / E-mail (805) 781-4089 / jdileo@co.slo.ca.us
Address Department of General Services, County of San Luis Obispo,
County Government Center, San Luis Obispo, CA. 93408





Daniel J. Levi, Co-Facilitator

Daniel J. Levi, PhD
Sara Kocher Consulting
Cal Poly, San Luis Obispo, CA 93407
(805) 756-6159

Group Dynamics for Teams.

Educational Background

PhD	University of Arizona	Environmental Psychology	1981
MA	University of Arizona	Psychology	1979
BA	Lehigh University	Psychology and Social Relations	1973

Professional Experience

Professor. 1988 - present. Psychology and Child Development Department, Cal Poly, San Luis Obispo, CA.

Researcher and consultant for local governments and government organizations, private companies, and environmental and non-profit organizations.

Selected Publications, Projects and Presentations

Levi, D. (2007). Agriculture at the urban interface: Attitudes of the new rural residents. Accepted for publication by *Focus*.

Levi, D. & Kocher, S. (2006). The use of coastal brownfields as nature preserves. Accepted for publication by *Environment and Behavior*.

Del Rio, V. & Levi, D. (2006). *Web-based surveys as an effective tool for community participation in urban design*. Environmental Design and Research Association Conference.

Levi, D. (2005). Does history matter? Perceptions and attitudes toward fake historic architecture and historic preservation. *Journal of Architectural and Planning Research*, 22(2), 148-159.

Javid, D., Krasnove, K., Del Rio, V. & Levi, D. (2004). *Sense of community and automobile dependency: Investigating New Urbanism and Smart Growth principles in two residential neighborhoods*. Association of Collegiate Schools of Planning Conference.



- Levi, D., Sperry, K., & Logan, B. (2003). *Oceano Community Environmental and Health Assessment*. Environmental Center of San Luis Obispo.
- Levi, D. (2003). *Native Oak Tree Protection Survey*. San Luis Obispo Oak Protection Committee.
- Levi, D. (2003). *Smart Growth and the Sacramento Housing Preferences Survey*. Sacramento Area Council of Governments.
- Kocher, S., Levi, D. & Aboud, R. (2002). Public attitudes toward the use of bioremediation to clean up toxic contamination. *Journal of Applied Social Psychology*, 32(8), 1756-1771.
- Levi, D. & Kocher, S. (2002). *Understanding Public Attitudes Toward Environmental Impacts*. Environmental Design and Research Association Conference.
- Levi, D. (2001). *Group Dynamics for Teams*. Thousand Oaks, CA: Sage Publications.
- Levi, D., Kocher, S. & Aboud, R. (2001). Technological disasters in natural and built environments. *Environment and Behavior*, 33(1), 78-92.
- Levi, D., Kocher, S., & Westphal, L. (2001). *Nature & Ecology: Public Attitudes Toward Brownfields*. Environmental Design and Research Association Conference.
- Kocher, S. & Levi, D. (2000). *Social Impact Assessment of the Avila Beach Cleanup*. Conference of the International Association for People-Environment Studies.
- Levi, D. & Kocher, S. (1999). Virtual nature: The future effects of information technology on our relationship to nature. *Environment and Behavior*, 31 (2), 203-226

